



Bk: 7907Pg: 33 Page: 1 of 2
Recorded: 07/19/2004 09:50 AM

DEED

NILES A. GOLD, of North Amherst, Hampshire County, Massachusetts

For consideration of **THREE HUNDRED EIGHTY-TWO THOUSAND FIVE HUNDRED DOLLARS (\$382,500.00)**, paid

grants to **MOHAMMAD H. MALEKNIAZ and SIMIN D. MALEKNIAZ**, husband and wife, as tenants by the entirety, of 25 Nutting Avenue, Amherst, Massachusetts 01002

with **QUITCLAIM COVENANTS**,

The land with the buildings thereon in Amherst, Hampshire County, Massachusetts, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

For grantor's title see deed of Marie E. Desch and Richard M. Gold dated January 2, 1999 and recorded in Hampshire County Registry of Deeds, Book 5583, Page 345.

This deed creates no new boundaries.

EXECUTED as a sealed instrument this 12th day of July, 2004.

Shawn Desmond
Witness

Niles A. Gold
Niles A. Gold

THE STATE OF NEW YORK

Albany County, ss.

On this 12th day of July, 2004, before me, the undersigned notary public, personally appeared **NILES A. GOLD**, personally known to me/proved to me through satisfactory evidence of identification, which was Driver's License, to be the person
(insert form of identification)

whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Anastasia Jerome
Notary Public

Anastasia Jerome
Notary Public, State of New York
No. 01JE6065782
Qualified in Saratoga County
Commission Expires Oct. 29, 2005

(seal)

Return to:

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 07/19/2004 09:50 AM
ctrl# 009924 01241 Doc# 00021468
Fee: \$1,744.20 Cons: \$382,500.00

25 Nutting Avenue, Amherst, Massachusetts

EXHIBIT A

The land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, at the intersection of the easterly side of Nutting Avenue and the southerly side of Phillips Street, bounded and described as follows:

Beginning at a highway stone which marks the corner of Phillips Street and Nutting Avenue, it being the northwest corner of the premises conveyed, and running thence easterly on said Phillips Street 120 feet 6 inches to an iron pin at land now or formerly of one Moore; thence running southerly on said Moore land 69 feet 6 inches to an iron pin at land now or formerly of one Hill; thence running westerly on said Hill land 120 feet 6 inches to an iron pin on the easterly side of Nutting Avenue; thence running northerly on said Nutting Avenue 69 feet 6 inches to the place of beginning; containing 8,274.75 square feet of land, and being Lot No. 16 as shown on a plan of lots of S. A. Phillips, recorded in Hampshire County Registry of Deeds, Book 484, Page 31.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE